



## **Sheila Dixon**

*Mayor,  
Baltimore*

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### **FOR IMMEDIATE RELEASE**

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## **Mayor Dixon Announces Uplands Developer**

### *Pennrose Properties Leads World Class Upland Visionaries Team*

Baltimore, MD (July 25, 2007) – Mayor Sheila Dixon announced that Upland Visionaries has been awarded the redevelopment rights to the Uplands Apartment site. The award also includes the former Gundry Glass site, New Psalmist Baptist Church's site, and a portion of Old Frederick Road known as the "Triangle." The total project area is expected to exceed 100 acres.

Led by Pennrose Properties, Upland Visionaries is comprised of award winning local and regional development partners including EYA, LLC, and Uplands Partners (a consortium comprised of Ambridge LLC, Banks Contracting Company, Inc., Doracon Development LLC, and Harrison Developers.) Community building expertise will be provided by The Cryor Group whose principals include Mike Cryor and Diane Bell McKoy as well as former Prince George's County Executive Wayne Curry.

When complete, the project could include more than 1,100 newly constructed for-sale and rental units, making Uplands one of West Baltimore's premiere communities. The site is within close proximity to both Fort Meade and Aberdeen Proving Grounds, and is an integral component of the City's strategy to capitalize on BRAC opportunities. The West Baltimore MARC station is a short drive, and is also expected to appeal to the Washington market.

"I applaud the selection committee for their choice of the Upland Visionaries team," said Mayor Dixon. "This development will turn the Uplands neighborhood around. I am also excited because of what this development project means for Baltimore City. It is another example of how we continue to attract major developers to build communities that will help move Baltimore forward for years to come."

"Members of this community have tolerated the blight created by these vacant buildings for too long," said City Council President Stephanie Rawlings Blake. "It is progress that they asked for, and progress they are receiving with this announcement today. Together with the surrounding neighbors, we are moving our City forward by investing where Baltimore lives."

"The Upland Visionaries Team has the experience and the vision to make Uplands a premier West Baltimore neighborhood that will attract residents on a regional basis," noted Baltimore Housing Commissioner Paul T. Graziano. "With over 1,100 new units planned, Uplands will be well

positioned to capture the anticipated new residents from BRAC given its proximity to a regional highway system.”

Upfront costs to purchase land and relocate the church will be financed by a bond, which will be repaid with new tax revenues generated by new homes.

The project calls for the development of 481 for-sale units and 215 rental units on the Uplands Apartments site, which the City purchased from HUD in 2004. At least 400 units are expected to be developed on the Gundry Glass and the church site. A Request for Proposals was issued in 2006.

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